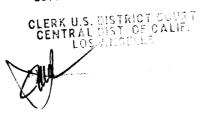
Kevin Pampena 4005 Clubhouse Road Lompoc, CA 93436-1333 (805) 356-4771

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IN THE UNITED STATES DISTRICT COURT

FOR THE CENTRAL DISTRICT OF CALIFORNIA

WESTERN DIVISION

Kevin Pampena,) 1 CaCN 11-U/013 (F
Plaintiff,	VERIFIED COMPLAINT
vs.	Quiet Title,
	FDCPA (15 U.S.C. § 1692 et seq.),
CAL-WESTERN RECONVEYANCE CORP.;	RESPA (12 U.S.C. § 2605 et seq.),
AURORA LOAN SERVICES LLC;	Breach Of Fiduciary Duty and Unjust Enrichment
UNKNOWN OWNER OF THE NOTE;) [Injunctive Relief Requested]
Defendants.) [Supplemental State Claims]

Preliminary Statement

- 1. Injunction is needed to stop an unlawful foreclosure sale scheduled for Sept 19, 2011.
- 2. In this Complaint, allegations marked (*) are made upon information and belief, and are likely to have evidentiary support after a reasonable opportunity for further investigation or discovery. All other allegations are made of personal knowledge.

VERIFIED COMPLAINT

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Jurisdiction and Venue

- 3. Jurisdiction is under including but not limited to 28 U.S.C. §§ 1331, 1332. The Plaintiff requests that this Court invoke its supplemental jurisdiction pursuant to 28 U.S.C. § 1367.
- 4. Venue for this action is proper in this district since:
- (a) Defendants are subject to personal jurisdiction of the State of California and have sufficient contacts with this district under 28 U.S.C. § 1391 (b)(2).
- (b) Substantial acts and omissions in this action occurred in this district under 28 U.S.C. § 1391 (b) (2) and/or (c).
- 5. This matter is properly filed in this District. The claims arose in this District and all Defendants reside and/or do business in this District.

Parties

- 6. Plaintiff is a citizen of California.
- 7. Defendant CAL-WESTERN RECONVEYANCE CORP. is a California corporation with address 400 NORTHRIDGE ROAD, SUITE 700 ATLANTA GA 30350 and can be served with process through its registered agent, NATIONAL REGISTERED AGENTS, INC., address 2875 MICHELLE DR STE 100, IRVINE CA 92606.
- 8. Defendant AURORA LOAN SERVICES LLC is a Delaware corporation with address 10350 PARK MEADOWS DR, LITTLETON CO 80124 and can be served with process through its registered agent "CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC LAWYERS INCORPORATING SERVICE," address 2711 CENTERVILLE ROAD, WILMINGTON DE 19808.
- 9. Defendants keep accounting entries for each of its loans in a "general ledger" or other ledger, showing all changes to Assets, Liabilities and Owner's Equity resulting from the loans. These accounting ledger entries can be produced in a form similar to that described in accounting

VERIFIED COMPLAINT 2

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textbooks such as Intermediate Accounting by Donald E. Kieso, Jerry J. Weygandt, and Terry D. Warfield (Wiley, 2003), and Financial Accounting by Paul D. Kimmel, Jerry J. Weygandt, and Donald E. Kieso (Wiley, 2006). Under the "matching" principle of GAAP, Defendants can produce a ledger showing all costs and revenues resulting from each loan in their accounts. Defendants keep records for all loans in a form ready to produce for government inspection in case of an audit.

10. (*) Defendant UNKNOWN OWNER OF THE NOTE is an unknown entity, which will be named after discovery.

Factual Allegations:

- 11. All the following allegations are intended to be "without limitation" and will be supplemented by other facts to be found in discovery.
- 12. At all relevant times, Plaintiff and his wife were and are the owners of the property at 4005 Clubhouse Road, Lompoc, CA 93436-1333 (hereafter "the Property"), legally described as:

LOT 84 OF TRACT NO. 10176, UNIT ONE, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGES 67 TO 70, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYIN BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA RECORDED NOVEMBER 3, 1961 AS INSTRUMENT NO. 39600 IN BOOK 1882, PAGE 560, OF OFFICIAL RECORDS.

- 13. Plaintiff is, and has been, in continuous possession of the Property.
- 14. Plaintiff did not make a forcible entry into the Property.
- 15. Plaintiff is not unlawfully holding the possession of the Property by force.
- 16. Plaintiff has never sold the Property.

17. The entity that intends to foreclose on the home of the Plaintiff is not the lender that originated any mortgage and is not an assignee of any mortgage nor a duly appointed trustee.

FIRST CAUSE OF ACTION - Quiet Title (Against Defendants CAL-WESTERN RECONVEYANCE CORP.)

- 18. Plaintiff incorporates those paragraphs of this Complaint listed above under "Factual Allegations" as if fully set forth in this claim.
- 19. At all times relevant to this Complaint, Plaintiff was and is in possession and have been in continuous possession of the Property, against all the world, and have paid all lawful property taxes thereon.
- 20. Plaintiff has superior and legal title to, and other interest in, the Property.
- 21. At all times relevant to this Complaint, Plaintiff was and is the owner of the Property and entitled to such ownership and use without interference by Defendants.
- 22. CAL-WESTERN RECONVEYANCE CORP. made a claim to the Property via a mailed document titled "NOTICE OF DEFAULT" which demands payment, and an explicit threat of foreclosure if payment is not made.
- 23. Defendants' claims to any right, title or interest in the property are false and without merit.
- 24. (*) Defendants are not owners or holders of any Note encumbering the Property.
- 25. Plaintiff brings this suit against Defendants who claim an adverse interest or estate in the Property for the purpose of determining such conflicting or adverse claims, interests or estates.
- 26. Plaintiff seeks Judgment, Order and Decree quieting title to the Property in Plaintiff, as against Defendants, as of the date the Complaint in this case was filed, and such further equitable relief as the Court deems proper.

SECOND CAUSE OF ACTION FDCPA - Fair Debt Collection Practices Act (15 U.S.C. § 1692 et seq.) (Against Defendant CAL-WESTERN RECONVEYANCE CORP.)

27. Plaintiff incorporates paragraphs 11-17 of this Complaint as if fully set forth here.

- 28. The initial communication was a letter from Defendant CAL-WESTERN RECONVEYANCE CORP. titled "LOAN PAYMENT CONFIRMATION" dated June 13, 2010, bearing the language "This letter is an attempt to collect a debt and any information obtained from you will be used for that purpose." Defendant CAL-WESTERN RECONVEYANCE CORP. failed to state, within five days of the initial communication, or ever, the name of the creditor to whom the debt was allegedly owed, in violation of § 1692 g(a)(2).
- 29. Defendant CAL-WESTERN RECONVEYANCE CORP. failed to disclose, within five days of the initial communication, or ever, the right to dispute the debt within 30 days, in violation of § 1692 g(a)(3).
- 30. Defendant CAL-WESTERN RECONVEYANCE CORP. failed to disclose, within five days of the initial communication, or ever, the right to have verification/judgment mailed to consumer, in violation of § 1692 g(a)(4).
- 31. Defendant CAL-WESTERN RECONVEYANCE CORP. failed to state, within five days of the initial communication, or ever, that it will provide the name and address of the original creditor, in violation of § 1692 g(a)(5).
- 32. Because the required information was never provided, the "notice" referred to in FDCPA Section 809(a) was never received, and the thirty-day period never started.
- 33. On August 11, 2011, Plaintiff notified Defendant CAL-WESTERN RECONVEYANCE CORP. in writing that the debt was disputed and Plaintiff requested the name and address of the original creditor.
- 34. Defendant CAL-WESTERN RECONVEYANCE CORP. failed to cease collection efforts until the debt was validated, in violation of § 1692 g(b). The sale is still scheduled to occur.
- 35. Defendant CAL-WESTERN RECONVEYANCE CORP. failed to properly verify the debt and made debt collection attempts after that date, in violation of § 1692 g(b). The sale is still scheduled to occur.

VERIFIED COMPLAINT 5

- 36. On April 14, 2011, Defendant CAL-WESTERN RECONVEYANCE CORPORATION BY FIRST AMERICAN, AS AGENT mailed to Plaintiff a letter titled "NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST," demanding money in the sum of \$492,000.00. The attached cover letter bore the language "This letter is an attempt to collect a debt and any information obtained from you will be used for that purpose." I hereby certify that the attached Exhibit A is a true copy of that letter.
- 37. Telephone calls reveal that a foreclosure sale is scheduled for **September 19, 2011**.
- 38. On August 12, 2011, Plaintiff mailed a certified letter titled NOTICE UNDER FAIR DEBT COLLECTION PRACTICES ACT to CAL-WESTERN RECONVEYANCE CORP. requesting the name and address of the original creditor, and requesting the true and full name of the employer. I hereby certify that the attached Exhibit B is a true copy of that letter. CAL-WESTERN RECONVEYANCE CORP. failed to respond.
- 39. (*) Defendant CAL-WESTERN RECONVEYANCE CORP. falsely represented that it owned a Note encumbering the Property, or was an agent of the entity that owned such a Note.
- 40. The above-described activities constitute false, deceptive, and misleading representation and means in connection with the collection of the alleged debt, in violation of 15 U.S.C. § 1692e.
- 41. These activities constitute unfair and unconscionable means to collect or attempt to collect the alleged debt, in violation of 15 U.S.C. § 1692f.
- 42. These activities constitute "unfair or unconscionable means to collect or attempt to collect any debt" in violation of 15 U.S.C. § 1692f. Congress intended the FDCPA to apply here:

This bill also protects people who do not owe money at all. In the collector's zeal, collection efforts are often aimed at the wrong person either because of mistaken identity or mistaken facts. This bill will make collectors behave responsibly towards people with whom they deal

House Report 95-131, 95th Cong., 1st Sess., p. 8. Accord, Senate Report No. 95-382, p. 4, reprinted at 1997 USCCAN 1695, 1699.

VERIFIED COMPLAINT

43. As a result of these wrongful actions, Plaintiff suffered damages to be determined at trial.

THIRD CAUSE OF ACTION – RESPA (12 U.S.C. § 2605 et seq.) (Against All Defendants)

- 44. Plaintiff incorporates paragraphs 11-17 of this Complaint as if fully set forth here.
- 45. On August 12, 2011, Plaintiff mailed a QUALIFIED WRITTEN REQUEST in the form of a certified letter to AURORA LOAN SERVICES at PO Box 1706, Scottsbluff, NE 69363-1706 requesting the identity, address, and other relevant contact information about the owner or assignee of the loan. I hereby certify that the attached Exhibit C is a true copy of that letter.
- Defendants failed to respond within 10 business days, in violation of Section 6 of the Real Estate Settlement Procedures Act of 1974 (12 U.S.C. 2605) as amended by the Dodd–Frank Wall Street Reform and Consumer Protection Act (Pub.L. 111-203, H.R. 4173).
- 47. As a result of these wrongful actions, Plaintiff suffered damages to be determined at trial.

FOURTH CAUSE OF ACTION – Breach Of Fiduciary Duty and Unjust Enrichment (Against All Defendants)

- 48. Plaintiff incorporates paragraphs 11-17 of this Complaint as if fully set forth here.
- 49. Unjust enrichment is an action in quasi-contract, <u>Paracor Fin. v. Gen. Elec. Capital Corp.</u>, 96 F.3d 1151, 1167 (9th Cir.1996), "synonymous with restitution," <u>McBride v. Boughton</u>, 123 Cal. App. 4th 379, 387 (2004). "Restitution may be awarded in lieu of breach of contract damages when the parties had an express contract, but it was procured by fraud or is unenforceable or ineffective." <u>McBride</u>, 123 Cal. App. 4th at 121 (citing 3 Witkin, Cal. Procedure, Actions §§ 148-50 (4th ed. 1996); 1 Witkin, Summary of Cal. Law, Contracts §§ 112, 118 (9th ed. 1987)).
- 50. (*) Defendants have obtained bailout money from the United States government. Defendants had an obligation to use that money to help homeowners including Plaintiff. Defendants, however, instead diverted that money for other purposes, and this constitutes a breach of fiduciary duty and unjust enrichment.

- 51. (*) Defendants were unjustly enriched by receiving excessive monetary payments from an unknown lender or lenders using the Note as collateral, possibly having pledged the same Note multiple times; from an unknown insurance company pursuant to a wrongful claim; from the TARP program; and from other parties yet to be identified.
- 52. (*) All sums advanced for any loan to the Plaintiff by investors have been repaid, settled, satisfied or otherwise are no longer outstanding.
- 53. As a result of Defendants' wrongful actions, Plaintiff suffered damages to be determined at trial, for which Defendants are jointly and severally liable.

Prayer for Relief:

WHEREFORE, Plaintiff prays this court enter an order providing relief as follows:

- 54. Plaintiff prays this honorable Court take jurisdiction of this case;
- Defendants, and their officers, agents, employees, servants, and attorneys, and those persons in active concert or participation with any of them or each of them, during the pendency of this action, and permanently thereafter, from recording any mortgages regarding the Property; from selling, assigning or transferring mortgages or obligations relating to the Property; from instituting, prosecuting, or maintaining nonjudicial or judicial foreclosure proceedings against the Property; from otherwise encumbering the Property; from instituting, prosecuting, or maintaining ejectment or F.E.D. proceedings against Plaintiff; from transferring any interest in the subject properties; from proceeding with any foreclosure action as to the Plaintiff residence and/or proceeding with any collection action against Plaintiff; or from otherwise taking any steps to deprive Plaintiff of ownership and/or enjoyment of his home.
- 56. Award to Plaintiff \$492,000.00 damages and their reasonable costs, disbursements and prejudgment and post-judgment interest, other general, statutory, consequential and punitive damages;

VERIFIED COMPLAINT

- 57. Declaratory judgment that Plaintiff have clear title to the property, free from any encumbrances by Defendants, and that Defendants have no valid security interest;
- 58. That this Court grant such other and further relief as it deems just and proper.
- 59. Finally, Plaintiff is not an attorney and is inexperienced in procedure as practiced in the Federal Courts. If this submission is found wanting in one or more particulars, it is incumbent upon the Court to inform Plaintiff of the deficiencies, their specifics and assist the Plaintiff in correcting the submission, and the Plaintiff hereby respectfully requests such assistance.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on: September 6, 2011

Kevin Pampena, Plaintiff Pro Se

4005 Clubhouse Road Lompoc, CA 93436-1333

(805) 356-4771

EXHIBIT LIST

Exhibit A - NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Exhibit B - August 12, 2011 letter from Plaintiff titled "NOTICE UNDER FAIR DEBT COLLECTION PRACTICES ACT" requesting the name and address of the original creditor and true and full name of the employer

Exhibit C - August 12, 2011 QUALIFIED WRITTEN REQUEST from Plaintiff requesting the identity, address, and other relevant contact information about the owner or assignee of the loan



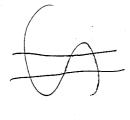
UPS GROUND

TRACKING #: 1Z 32W 162 03 9925 0084











Court Name: U.S. District Court Division: 2 Raceipt Number: LA025509 Cashier ID: 11cash Transaction Data: 09/15/2011 Payer Name: coasthills

CIVIL FILING FEE
For: coasthills
Case/Party: D-CAC-2-11-CV-007613-001
Amount: \$350.00

CHECK Check/Money Order Num: 3557 Amt Tendered: \$350.80

Total Due: \$350.90 Total Tendered: \$350.90 Change Amt: \$0.90

No refunds without original receipt. Returned checks will be sessessed a fee of \$45.80.

UNITED STATES DISTRICT COURT CENTRAL DISTRICT OF CALIFORNIA

NOTICE OF ASSIGNMENT TO UNITED STATES MAGISTRATE JUDGE FOR DISCOVERY

This case has been assigned to District Judge Manuel Real and the assigned discovery Magistrate Judge is Patrick J. Walsh.

The case number on all documents filed with the Court should read as follows:

CV11- 7613 R (PJWx)

Pursuant to General Order 05-07 of the United States District Court for the Central District of California, the Magistrate Judge has been designated to hear discovery related motions.

Unless otherwise ordered, the United States District Judge assigned to this case will hear and determine all discovery related motions.

NOTICE TO COUNSEL

A copy of this notice must be served with the summons and complaint on all defendants (if a removal action is filed, a copy of this notice must be served on all plaintiffs).

Subsequent documents must be filed at the following location:

[X]	Western Division 312 N. Spring St., Rm. G-8 Los Angeles, CA 90012	Ц	Southern Division 411 West Fourth St., Rm. 1-053 Santa Ana, CA 92701-4516	Ц	Eastern Division 3470 Twelfth St., Rm. 13 Riverside, CA 92501
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Failure to file at the proper location will result in your documents being returned to you.

	CIVIL CO	VER SHEET							
(a) PLAINTIFFS (Check box if you are representing yourself (2) Kevin Pampena		DEFENDANTS CAL-WESTERN RE	CONV	'EYAN	CE CORP.;				
		AURORA LOAN SE	ERVIC	ES LLO	i.				
(b) Attorneys (Firm Name, Address and Telephone Number. If you are yourself, provide same.)	representing	Attorneys (If Known)	•						
4005 Clubhouse Road Lompoc, CA 93436-1333									
. BASIS OF JURISDICTION (Place an X in one box only.)		NSHIP OF PRINCIPAL A X in one box for plaintiff			•	Cases Only			
1 U.S. Government Plaintiff 3 Federal Question (U.S. Government Not a Party)	Citizen of Thi	s State	PTF □ 1	DEF □ 1		d or Principal P in this State	lace	PTF □ 4	DEF
2 U.S. Government Defendant	Citizen of An	other State	□2	□2		d and Principal in Another Stat		□ 5	□ 5
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V. ORIGIN (Place an X in one box only.)									
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. REQUESTED IN COMPLAINT: JURY DEMAND: ☐ Yes	No (Check 'Y	es' only if demanded in co	mplain	t.)					
LASS ACTION under F.R.C.P. 23: Yes No		MONEY DEMANDED	IN CO	MPLA	INT: \$ \$492	2,000.00			

FDCPA (15 U.S.C. § 1692 et seq.)

FOR OFFICE USE ONLY:

Case Number:

VII. N	ATURE OF SUIT (Place	e an X i	n one box only.)								
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□ 894 □ 895 □ 900	*****	□ 210 □ 220 □ 230 □ 240 □ 245			Liability MMIGRATION	□ 446 □ 440		□ 650	Airline Regs Occupational Safety /Health	□ 865 FED □ 870	
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AFTER COMPLETING THE FRONT SIDE OF FORM CV-71, COMPLETE THE INFORMATION REQUESTED BELOW.

CV-71 (05/08) CIVIL COVER SHEET Page 1 of 2

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA CIVIL COVER SHEET

VIII(b). RELATED CASES: Have any cases been an vinously filed in this court that are rotated to the present case? Civil cases are decemed related it a previously filed case and the present case: (Check all boxes that apply) 1.3 A direction the case in closely offited disassections, leappenings, or events, or (Check all boxes that apply) 1.3 A direction the case in closely offited disassections, leappenings, or events, or (Check all boxes that apply) 1.3 A direction the case in closely offited disassections, leappenings, or events, or (Check all boxes that apply) 1.3 A direction the case in closely offited disassections, leappenings, or events, or (Check all boxes that apply) 1.3 A direction the case in closely offited disassections of leave and fact or (Check all boxes that apply) 1.3 A direction the case in closely offited disassections of leave and fact or (Check all boxes that apply) 1.3 A direction of the case in closely offited disassections of leave and fact or (Check all boxes that apply) 1.3 A direction of the case in closely offited disassections of case in closely offited disassections of leave and fact or (Check all boxes that apply) 1.3 A direction of the case and fact or (Check all boxes that apply) 1.3 A direction of the case and fact or (Check all boxes that apply) 1.3 A direction of the case and fact or (Check all boxes that apply) 1.3 A direction of the case and fact or (Check all boxes that apply) 1.3 A direction of the case and fact or (Check all boxes that apply) 1.3 A direction of the case and fact or (Check bere if the case and case the case and case and case of ca	acign Count
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